



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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December 08, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22 December 8, 2015

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

**SALE OF COUNTY OF LOS ANGELES SURPLUS REAL PROPERTY
IN THE CITY OF MALIBU
ASSESSOR'S IDENTIFICATION NOS. 4458-020-900 AND 4458-020-901
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action is to approve the quitclaim of fee interest in Assessor's Identification Nos. 4458-020-900 and 4458-020-901 from the County of Los Angeles to the City of Malibu.

IT IS RECOMMENDED THAT THE BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in the real property identified as Assessor's Identification Nos. 4458-020-900 and 4458-020-901, in the City of Malibu, is no longer required for the purposes of the County of Los Angeles.
3. Approve the quitclaim of Assessor's Identification Nos. 4458-020-900 and 4458-020-901 from the County of Los Angeles to the City of Malibu.
4. Delegate authority to the Director of Public Works or her designee to sign the Quitclaim Deed and authorize delivery to the City of Malibu.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board to quitclaim the real property known as Assessor's Identification Nos. 4458-020-900 and 4458-020-901 to the City of Malibu. The County of Los Angeles acquired fee title to these parcels as part of the land needed for Pacific Coast Highway. The construction has been completed, and the subject parcels are surplus and lie outside of the road right of way.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). This transaction will help promote fiscal sustainability and eliminate the County's potential liabilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. These parcels are being transferred to the City gratis.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Assessor's Identification Nos. 4458-020-900 and 4458-020-901 are located north of Pacific Coast Highway, east and west of Webb Way, in the City.

The proposed sale is authorized by the California Streets and Highways Code, Section 960. This section provides as follows: "Whenever the board of supervisors determines that any real property, or interest therein, acquired by the county for highway purposes is no longer necessary for those purposes, the county may sell or exchange the real property, or interest therein, in the manner and upon the terms and conditions approved by the board of supervisors."

The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. Because the County originally purchased the property with gas tax revenues, it can only be used for road-related purposes authorized by Article XIX of the California Constitution, Section 2, and California Streets and Highways Code, Section 2101 (which includes landscaping along roadways), or for local park and recreational purposes authorized by Article XIX, Section 9, of the California Constitution, or else the fair market value of the property must be repaid to the road fund. Consequently, the Quitclaim Deed contains a condition stating that if the City ceases to use the property for such authorized purposes, it must pay to the County the fair market value for the property; otherwise, the property will revert to the County.

The Quitclaim Deed document will be approved by County Counsel as to form prior to execution and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15312 of the CEQA Guidelines, and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines, adopted by the Board on November 17, 1987. This exemption provides for sale of surplus government property. The surplus properties under the proposed sale do not have significant values for wildlife habitat or other environmental purposes, and because of the conditions placed upon the deed, they are incapable of independent development.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will eliminate the need to maintain the property and reduce the cost of the County's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter to the Department of Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



GAIL FARBER
Director

GF:SGS:mr

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office